

**MINUTES
BROWN COUNTY BOARD OF ZONING APPEALS
COUNTY OFFICE BUILDING
JANUARY 25, 2017
WEDNESDAY, 6:00 P.M.**

ROLL CALL:

Lamond Martin, President called the meeting to order at 6:00 p.m. Members present were Jane Gore, Lamond Martin, Darla Brown and John Dillberger. Also present were Christine Ritzmann, Director, Ora Roberts, Secretary and David Schilling, Attorney. Absent was Peggy Thompson.

APPROVAL OF MINUTES:

Ms. Brown made a motion to approve the December 20, 2016 BZA minutes. Mr. Dillberger seconded the motion. A voice vote was taken. All were in favor. Mr. Martin asked that one correction be made under old business. Mr. Martin commented that the minutes should read Mr. Martin instead of Ms. Martin.

OLD BUSINESS: There was no old business.

NEW BUSINESS:

Ms. Gore made a motion to nominate Mr. Martin as the 2017 BZA Board President. Ms. Brown seconded the motion. A voice vote was taken. All were in favor.

Mr. Dillberger made a motion to nominate Ms. Brown as the 2017 BZA Vice President. Ms. Gore seconded the motion. A voice vote was taken. All were in favor.

Ms. Gore made a motion to nominate Ms. Roberts as the 2017 BZA Secretary. Ms. Brown seconded the motion. A voice vote was taken. All were in favor.

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Mr. Dillberger made a motion to appoint Mr. Schilling as the 2017 BZA Attorney. Ms. Brown seconded the motion. A voice vote was taken. All were in favor.

1) 17-SE-02 JONATHAN STAFFORD, PETITIONER.

The petitioner is requesting a special exception for a tourist home. The property is located at 496 Upper Schooner Road in Washington Township.

Ms. Ritzmann read the staff report. Ms. Gore asked if the distance requirement between tourist homes is 1320 feet in the ordinance. Ms. Ritzmann commented that it is a resolution but not adopted in the ordinance.

Petitioner:

Kathryn Stafford was part owner of the Christmas tree farm. She commented that her dad is building the house when he comes home. She commented that they will take care of the tourist home to make sure it is mowed. Ms. Gore asked where Ms. Stafford's dad comes from. Ms. Stafford commented that his home base is in Pensacola, Florida.

Mr. Martin opened the public hearing. Ms. Gore asked how many green cards were returned. Ms. Ritzmann commented that 3 of 10 were returned.

Those speaking in favor. There were no speakers.

Those speaking in opposition. There were no speakers.

Ms. Gore commented that her objection is the 1100 feet that doesn't fit the resolution. Ms. Brown conveyed that tourist homes have been approved in the past with less buffering. Mr. Martin commented that this sounds like adequate buffering considering the terrain.

Mr. Dillberger asked how the petitioner measured the 1320 feet. Ms. Stafford commented that her dad responded by saying he measured with

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his GPS program that measured the shortest possible distance walked between the 2 buildings.

Mr. Martin closed the public hearing and moved the meeting back to the Board.

Ms. Brown made a motion to approve the petition with the following conditions: That no target shooting will be allowed and signs will be posted to that affect. Also that the tourist home will be ADA compliant as shown in the plans and all tourist home conditions will be met. Also an evergreen tree buffer will be installed between the tourist homes and maintained by the petitioner. Mr. Dillberger seconded the motion. A roll call vote was taken. The motion passed with a 3-1 vote.

Lamond Martin	yes	Jane Gore	no
John Dillberger	yes	Darla Brown	yes

2) 17-VAR-01 KELLY KRAUSKOPF, PETITIONER.

The petitioner is requesting a rear setback variance. The property is located at 7782 Paw Paw Drive in Hamblen Township.

Ms. Ritzmann read the staff report.

Mr. Martin opened the public hearing.

Those speaking in favor. There were no speakers.

Those speaking in opposition. There were no speakers.

Mr. Martin moved the meeting back to the Board.

Ms. Gore asked how many green cards were returned. Ms. Ritzmann commented that 9 of 11 were returned. Mr. Martin commented that his feelings are if the patio extends down within 18 feet he doesn't know why it would matter if the petitioner built up above. Mr. Dillberger feels the

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same and hasn't heard that this interferes with the line of sight for the neighbors.

Mr. Dillberger made a motion to approve the petition. Ms. Brown seconded the motion. A roll call vote was taken. The motion was unanimously approved.

Darla Brown	yes	John Dillberger	yes
Lamond Martin	yes	Jane Gore	yes

3) 17-SE-01 BRIAN AND DARLA FENNEMAN, PETITIONERS.

The petitioners are requesting a special exception to amend their Private Recreational Development. The property is located at 3016 Hoover Road in Hamblen Township.

Ms. Ritzmann read the staff report. Mr. Dillberger asked if Ms. Ritzmann has figured out which of these 2 people are entitled to speak for the Environmental Health Sciences onsite sewage systems for the State. Ms. Ritzmann commented that they both have equal standing.

Petitioner:

Brian Fenneman commented that he is diligently going after a new septic system and that it has required a lot of processes. Mr. Fenneman conveyed that they are getting soil samples this week. He is worried that a year will not be enough to complete it because of possible weather conditions.

Ms. Gore asked if the petitioner is asking for an extension. Mr. Fenneman responded by saying yes. Mr. Fenneman commented that the holding tanks that are going to be used were put in brand new last spring.

Mr. Martin opened the public hearing.

Those speaking in favor. There were no speakers.

Those speaking in opposition. There were no speakers.

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Charles Shaw was wondering if the zoning is R2. Ms. Ritzmann explained that a tourist home is on 1 parcel and a PRD on the other. Mr. Shaw commented that he was confused on the zoning. Ms. Ritzmann conveyed that they are both zoned R2 but have special exceptions for the use of the property.

Mr. Martin closed the public hearing and moved the meeting back to the Board.

Mr. Dillberger made a motion to approve the petition. Ms. Brown seconded the motion. A roll call vote was taken. The motion was unanimously approved.

Jane Gore	yes	Lamond Martin	yes
John Dillberger	yes	Darla Brown	yes

DISCUSSION ITEMS:

ANNOUNCEMENTS AND INSPECTORS REPORTS:

Ms. Ritzmann conveyed that the Area Plan Commission made a favorable recommendation for the PRD definition. Ms. Gore explained that the APC Board also made a favorable recommendation for the Big Woods rezoning.

ADJOURNMENT:

Mr. Dillberger made a motion to adjourn the meeting. Ms. Brown seconded the motion. The meeting was adjourned at 6:47pm.

Lamond Martin, President

Ora Roberts, Secretary